K 1489

WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 10.00
----------TEN AND NO/100---------- DOLLARS
cash in hand paid, and other valuable consideration, paid by Robert L. Fox and wife, Elizabeth W. Fox, the receipt of which is hereby acknowledged.

We, James M. Sims and wife, Martha A. Sims
have bargained and sold, and by these presents do transfer and convey unto the said Robert L. Fox and wife, Elizabeth W. Fox
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being lot No. 11 on the Map of a Re-Subdivision of Certain Lots in Kenner Manor Land Company's Second Subdivision, as of record in Book 547, page 134, Register's Office for said County.
Said Lot No. 11 fronts 87 feet on the southerly side of Kenner Avenue and runs back 340.9 feet on the east line and 348.6 feet on the west line to a dead line, measuring 87 feet thereon.
Being the same property conveyed to James M. Sims and wife, Martha A. Sims, by deed from Phoenix Mutual Life Insurance Co., of record in Book 1247, page 60, said Register's Office.



To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert L. Fox and wife, Elizabeth W. Fox
their heirs and assigns, forever.

And we do covenant with the said Robert L. Fox and wife, Elizabeth W. Fox that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except 1947 taxes which have been prorated and assumed by the purchaser.
And we, James M. Sims and wife, Martha A. Sims
do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Robert L. Fox and wife, Elizabeth W. Fox
their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands 21st day of May, 1947

× James M. Sims

× Martha A. Sims

STATE OF TENNESSEE / TEXAS
DAVIDSON COUNTY / Bexar

Personally appeared before me, Cecile H. Downey, a Notary Public in and for said County and State, the within named James M. Sims and wife, Martha A. Sims
the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at San Antonio, Texas, this 21st day of May, 1947.

Commission expires June 1, 1947

Cecile H. Downey
Notary Public

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